### **BOARD OF ADJUSTMENT**

# Zoning Administration Division Planning and Development Services Department (PDSD) 201 North Stone Avenue, Tucson, Arizona 85701

## \*\*\* NOTICE OF DECISION \*\*\*

DATE OF PUBLIC HEARING February 26, 2020

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J) & (K).

ACTIVITY NO. T20SA00029

CASE NO.

THE APPLICANT

C10-20-02 FIRE STATION NO. 11 NEW ADDITIONS / CITY OF TUCSON / 4075 EAST TIMROD STREET / R-1

The property is an approximately 18,892 square foot lot zoned R-1, and is developed with a fire station. The applicant is proposing to construct an addition on the north and east sides of the existing building. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Sections 4.7.8 and Table 4.8-2 which provides the criteria for development in the R-1 zone, and Sections 6.3.4, 6.4.2, 6.4.3 and Table 6.3-2.B which provides the dimensional standards and rules of measurement applicable to all principal and accessory structures. The applicant is requesting the following variances: 1) Allow the minimum lot size for the protective service use to remain reduced from 20,000 square feet to approximately 18,892 square feet; and 2) Allow the lot coverage for a protective service use to exceed 60%, all as shown on the submitted plans.

**DECISION: VARIANCES 1 AND 2 GRANTED** 

## [DECISION NOTE]

By UDC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

### **IMPORTANT NOTICE**

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT (PDSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

<u>UNLESS OTHERWISE NOTED</u>, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD'S DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION THAT PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE ENVIRONMENTAL SERVICES DEPARTMENT (ESD): CODE ENFORCEMENT DIVISION FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please email Mark Castro at DSD Zoning Administration@tucsonaz.gov or call 520-791-5550

Sue Montes, Secretary Board of Adjustment

s: zoning administration/ba/decision/2002